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## RENAISSANCE

NEWS UPDATE NEWS UPDATE NEWS UPDATE

## More New Businesses Heading Downtown

Another new crop of businesses are coming to downtown Las Vegas, furthering the urban area's revitalization.

### Walgreens Retail Complex

The northeast corner of one of the area's busiest intersections - Las Vegas Boulevard and Sahara Avenue - soon will be home to a new, two-story multitenant retail complex. Already 46 percent leased according to developers, the 40,258-square-foot building will feature an assortment of retail shops, with a Walgreens serving as the anchor tenant. Walk-up accessibility and parking will be available. A 70-foot-tall, street-front LED multimedia sign will advertise the complex. The estimated completion date is first quarter 2015.



A retail complex with a Walgreens as anchor will soon open at the high-traffic intersection of Las Vegas Boulevard and Sahara Avenue. Rendering courtesy of Newmark Grubb Knight Frank.

### Jimmy John's Gourmet Sandwiches

City employees, as well as other downtown patrons, will find the soon-to-be-open **Jimmy John's Gourmet Sandwiches** a convenient lunch stop. With a planned opening of summer 2014, the new lunch spot is currently under construction on the southeast, ground-level corner of City Hall. City Hall is located at 495 S. Main St. A 1,229-square-foot shop with a 546-square-foot patio, Jimmy John's will offer an assortment of sub sandwiches, along with side orders such as sodas and cookies. Franchise developers **Hodges Enterprises of Las Vegas 4, LLC** currently own 26 stores in four states.

### Tenaya Creek Brewery

Also making its way downtown is **Tenaya Creek Brewery**. Currently located in northwest Las Vegas, its new home will be in **18b, The Las Vegas Arts District** on Third Street south of Colorado Avenue. It will be situated in a formerly vacant space that at one time housed a dance and art studio. No opening date is available at this time.

### Bank of America Ground-Floor Retail

Look for new retail shops on the ground floor of the **Bank of America** building at 300 S. Fourth St. downtown. Over 12,000 square feet are currently under construction. Following the remodel of the office lobby at Bank of America Plaza, the owner is undertaking exterior renovations and interior infrastructure improvements to the retail annex in order to provide street-level shops targeting consumers in the downtown business district.



Bank of America retail rendering courtesy of City Center Realty Partners, LLC.

**Additional new business details on next page...**



Rendering at right courtesy of Proview Series, LLC

## Galaxy Street Market: Before & After



## New Downtown Dining Concept Coming Soon

A new dining venue with an atypical concept is scheduled to make its debut in downtown Las Vegas this fall. Called **Galaxy Street Market**, this new concept will be located in a formerly vacant and dilapidated space at 10 E. Charleston Blvd. It promises an assortment of vendors housed in one building offering a diversity of foods cooked in front of customers in a festive indoor atmosphere. This 7,500-square-foot food hall will be anchored by a craft beer and wine bar. It's also slated to include cart businesses featuring everything from jewelry to edibles. The market is designed to be more affordable to food vendors, encourage them to collaborate by sharing resources and equipment, and serve as a business incubator for startup restaurant operations. **Proview Series, LLC** developer **Kamran Fouladbakhs** plans to capitalize on Galaxy Street Market's proximity to World Market Center Las Vegas and its trade shows attracting tens of thousands of hungry vendors and buyers.

Doing its part to turn this concept into reality, the **Las Vegas City Council** recently approved \$50,000 in **Quick Start Program** grant money to

help bring to life an older building in desperate need of repair and restoration. Fouladbakhs plans to use the money toward \$1.3 million in renovating costs for the building.

Under the Quick Start Program (QSP), qualified applicants are reimbursed up to \$50,000 toward the cost of rehabilitating older structures in order to bring them up to current building and fire code standards. For every dollar the city contributes, the business must spend at least \$4 on renovations.

Proview Series, LLC has become an active player in the revitalization of downtown Las Vegas. In addition to Galaxy Street Market, the local developer is also in the midst of making a combined total of almost \$2.1 million in upgrades and refurbishments to other worn-down buildings, including two currently closed and boarded-up motels. A third building is being remodeled to accommodate an auto repair shop; the remainder of the facilities will be used for business/office space. The city provided a combined total of \$384,642 in matching QSP and **Visual Improvement Program (VIP)** grant funds for eight Proview projects. While QSP funds are used for interior improvements, VIP funds are devoted to exterior upgrades.



The latest edition of the free **Downtown Las Vegas Visitors Guide** is now out! It includes information on downtown attractions, shopping, casinos, restaurants, nightclubs, wedding chapels, tours and more. You can pick up a copy at many of the area's hotels and attractions or view online at [bit.ly/1jZeLhU](http://bit.ly/1jZeLhU).

### Las Vegas Redevelopment Agency

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